

REPORT OF THE EXECUTIVE OFFICER
State Allocation Board Meeting, April 2, 1997

SCHOOL DISTRICT DATA

School District:.....	SAN FRANCISCO UNIFIED	County:.....	SAN FRANCISCO
Application Number:.....	77/68478-00-01	School Name:	SCHOOL OF THE ARTS
Project Sq. Ft.:.....	175,558	Project Grade Level:.....	9-12
ADA Assigned to Project:.....	1,270	Total District ADA:	62,169
Application Filing Basis:			DISTRICTWIDE
Current Phase Approval Status:.....			NONE
Percentage Of State Funding	50%	Funding Priority	Hardship

PURPOSE OF REPORT

To present the District's request for the following:

1. The abandonment and replacement of 68,000 square feet of inadequate area utilizing eligibility criteria under the provisions of the modernization program.
2. A waiver of new construction entitlement for the area to be abandoned.
3. Replacement of the inadequate area with permanent facilities utilizing a cost allowance equal to 75 percent of new area.
4. The modernization of 107,558 square feet.
5. Hardship Status.
6. A Phase P approval and apportionment.

DESCRIPTION

The District proposes to demolish and replace 68,000 square feet of inadequate area located at 170 Fell Street and modernize 107,558 square feet of the facilities at the 135 Van Ness Street location. All facilities are located on the same site. The District also proposes to build a gymnasium with District funds.

BOARD POLICY

Please refer to the SAB Hardship and Abandonment Policies in the Policy Section.

Due to unique facility problems of this District, the State Allocation Board (SAB) previously allowed this District to abandon inadequate facilities utilizing eligibility criteria from the Modernization Program at another location within the District.

STAFF COMMENTS

The District has submitted the necessary documents to justify the abandonment of the 68,000 square feet; however, it does not have new construction eligibility which is a requirement for replacement of inadequate facilities in accordance with existing SAB policy. The District is proposing that its eligibility for replacement of these facilities be justified utilizing its modernization eligibility in lieu of new construction entitlement. The Office of Public School Construction (OPSC) has verified that this area qualifies for modernization. Furthermore, it concurs with the District's request since the District is only asking for replacement costs based on 75 percent of the new area and because this is a 50/50 project. Additionally, the SAB has approved a similar request from this District at a different location due to unique facility problems and site restrictions.

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RECOMMENDATIONS

1. Approve the abandonment and replacement of 68,000 square feet of inadequate area with permanent facilities with a cost allowance equal to 75 percent of the current replacement value.
2. Approve a waiver of the new construction entitlement requirement under the abandonment policy and allow the District to utilize modernization eligibility for this purpose. In addition, modify the Abandonment and Replacement policy to provide that priority one (50/50) projects where the District is requesting up to 75 percent cost allowance for permanent replacement area may justify the project utilizing modernization eligibility criteria. All other abandonment criteria shall apply.
3. Approve the modernization of 107,558 square feet of area.
4. Approve \$11,837,565 in Estimated Project Costs.
5. Approve \$406,303 in State Apportionment for Phase P.
6. Approve \$406,303 in District Contribution for Phase P.
7. Approve the Hardship Status.